



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

8/15/2007

GRIFFEY ENGINEERING, INC.
33 NORTH CENTER ST. SUITE B
EUSTIS, FL 32726-

Re: Project No. 2007050015, Application No. 952, 1st Staff Report

Description: RELIABLE CONSTRUCTORS ADDITION PROJECT
Wastewater Recycle System for Truck Wash

Dear GRIFFEY ENGINEERING, INC.:

Your Site Plan application has been reviewed by the Development Review Staff. The review comments are attached. All comments must be satisfied by the applicant prior to receiving staff approval.

Please respond to comments in the following manner:

- 1. Submit fifteen (15) legible, signed and sealed sets of plans (19 sets if within Clermont JPA),**
 - Revised sheets shall have revision dates in the title block,
 - Plan revisions must be either circled or their location indicated in the written response letter,
- 2. Provide a written response to all comments,**
- 3. All plans shall provide a space seven (7) inches by seven(7) inches on the Cover Page of each set of submittals to be used for the County approval stamp,**
- 4. Plan revisions submitted thirty (30) days after the DRS meeting will require a \$100 Plan Revision fee,**
- 5. When all requested information has been received, it will be circulated to the Development Review Staff for review.**

The Development Review Staff will then review the revised plans and engineer's response to comments for compliance with the appropriate Comprehensive Plan Policies and Land Development Regulations. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343-9739 • F 352.343-9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

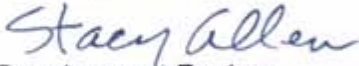
DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Development Review

Division of Planning and Community Design

(352) 343-9640 or (352) 343-9739

Project No. 2007050015, Application Request No. 952

PLANNING & COMMUNITY DESIGN

Rejection Comments

Item: COMPLETED APPLICATION

Remarks: 08-12-07 / 1st Review / Stacy Allen
Corrections to the legal description are required.

Item: SITE PLAN MEETING REQUIREMENTS OF LDR 14.09.00

Remarks: 08-12-07 / 1st Review / Stacy Allen
INFORMATION: Parking and landscaping requirements are to be brought up to current code standards since there has been more than a 25% increase in impervious surface from the original site plan, SP #95-01-14.

Please make the following corrections/additions to the Cover Page:

Add to Project Information, "This Site Plan amends SP #95-01-14 and SP #01-06-053."

Note Future Land Use Category (FLUC) of site - Suburban.

Correct Current Zoning to include the Ordinance numbers; "MP, Ordinances #14-90 and #2001-85."

Note the Maximum Building Height - 40'

Note Existing Floor Area.

Note Proposed Floor Area.

Note square footage of existing and proposed Floor Area.

Note (existing and proposed) Floor Area Ratio.

Note "There are no wetlands present on site."

Add FIRM panel information and date to flood zone.

Add bar/graphic scale to Vicinity Map and Aerial Map.

Add Section, Township and Range to Vicinity Map.

Correct the Legal Description.

Add to Sheets 2 of 4, 3 of 4 and 4 of 4:

Graphic/bar scale.

Metes and bounds description with reference to Section, Township and Range, and tied to a Section or Quarter-Section.

Please make the following corrections/additions to the Site Plan (Sheet 3 of 4):

Add note that, "The total amount of material removed offsite is not greater than two

hundred (200) percent of the minimum stormwater retention/detention volume required."

A depiction of the abutting property within 500 feet of the site, not including public right-of-way in the measurement showing:

1. Land uses and locations of principal structures and major landscape features.
2. Intensities of non-residential use.
3. Traffic circulation systems including median cuts.
4. Existing and proposed driveways and roadways.
5. Zoning Districts of abutting properties.

Note "Building Setbacks":

50 feet from all rights-of-way and right-of-way easements,

Front: 50 feet,

Sides: 15 feet,

Rear: 30 feet.

Show, note and label parking spaces.

Show and label dimensions of parking spaces.

Show traffic circulation (arrows).

Show points of ingress to and egress from the site with reference to existing road/right-of-way.

Show, note and label the location of proposed ground signs (if any).

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item:

Remarks:

Informational Comments

Item: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT

Remarks: Get all applicable permits for the proposed project.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST

Remarks: Site does not front on a county maintained road. No right of way requested.

Review Status: COMPLETE

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item: WASTEWATER DISPOSAL

Remarks: 07/31/07 - Show existing septic system, an upgrade to this system may be required if the proposed building is associated with it. Alternately, a new septic system can be proposed for the new building (show location on site plan meeting all setbacks). - MJB-

Item: WATER LINES

Remarks: 07/31/07 - Show existing and proposed potable water lines on site plan. - MJB-

Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL

Remarks: 07/31/07 - Unable to determine if sufficient unobstructed area is available for septic system without further information about warehouse (number of employees, loading bays, etc.) or depiction of existing and proposed septic system areas on the site plan. -MJB-

Item: SITE PLAN MUST BE TO SCALE (IF APPLICABLE)

Remarks: 07/31/07 - Show 100-ft well radius and existing (as well as any proposed) septic systems. -MJB-

Informational Comments

Item:

Remarks:

Review Status: REJECT

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item:

Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

Enclosure(s):

City of Mount Dora Water / Sewer Availability

DEP Industrial Wastewater Facility Permit (cover page only)

Lake County Schools



CITY OF MOUNT DORA

Public Works & Utilities
1250 North Highland Street
Mount Dora, FL 32757

RECEIVED

(352) 735-7151
Fax: (352) 735-1539
Email: publicworks@cityofmountdora.com

07014 SPN

Lee

June 12, 2007

DEVELOPMENT REVIEW

Reference: General Water / Sewer Availability Inquiry for 22435 S.R 46 in Sorrento, FL

To Whom It May Concern:

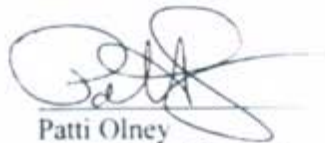
This letter is written to confirm that the aforementioned site is within the City of Mount Dora's utility service area for water and sewer. Water service is not available, and sanitary sewer is not available to the site as defined by the City's Land Development Code 6.4.1 and 6.4.3. The City's provision of service is subject to:

1. The City's review of the proposed project for conformance to the City Land Development Code and City Ordinances, including but not limited to, the owner/developer's construction or extension of on-site and off-site utility system improvements as necessary, to provide service to the site.
2. The owner/ developer's execution of all necessary development agreements including annexation or a covenant to annex, if required.
3. The owner/ developer preparing and securing all necessary permits.
4. The owner/ developer's payment of all appropriate connection and impact fees

Please be advised the release of this document does **not** constitute the reservation of water capacity or a commitment to serve. Additionally, and regardless of availability, the construction and dedication of dry lines may be required in accordance with the City's Land Development Code. Should you have any questions, please feel free to contact the Public Services Division at (352) 735-7151 or via email at lahrp@ci.mount-dora.fl.us.



Josh Kramm
Supervisor of Distribution



Patti Olney
Supervisor of Collections

CC: Gary Hammond, Public Works & Utilities Director
Mark Reggentin- Planning and Development Director
Development File: General Water / Sewer Availability Inquiries

Water / Sewer
Availability Ltr.



Department of Environmental Protection

RECEIVED

Jeb Bush
Governor

Central District
3319 Maguire Boulevard, Suite 232
Orlando, Florida 32803-3767

JUL - 3 2007

Colleen Castille
Secretary

DEVELOPMENT REVIEW

STATE OF FLORIDA INDUSTRIAL WASTEWATER FACILITY PERMIT

PERMITTEE:

Reliable Constructors, Inc.
Post Office Box 1046
Mount Dora, FL 32756

PERMIT NUMBER:

35-FLA280364

FILE NUMBER:

35-FLA280364-002-IW9B

ISSUANCE DATE:

August 7, 2006

EXPIRATION DATE:

August 6, 2011

RESPONSIBLE AUTHORITY:

Mr. Michael A. Day
Vice President

FACILITY:

Reliable Constructors Recycle System
22435 State Road 46
Sorrento, FL 32776
Lake County

Latitude: 28° 48' 7.24" N Longitude: 81° 35' 3.12" W

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and applicable rules of the Florida Administrative Code (F.A.C.). The above named permittee is hereby authorized to operate the facilities shown on the application and other documents attached hereto or on file with the Department and made a part hereof and specifically described as follows:

This permit is for the continued operation of a closed loop industrial wastewater treatment and reuse system. There are no significant changes to the facility from the construction permit. The company provides services relating to inground drilling and boring for signs, power company substations and cellular phone towers. The facility produces wastewater in the cleaning of equipment used in these services. The equipment is washed outdoors on a covered pad, which drains to an underground sump.

WASTEWATER TREATMENT AND EFFLUENT DISPOSAL:

The collection sump has a baffle for oil/water separation and duplex pumps. The water from this sump is pumped to the "OilTrap" treatment system. This prefabricated system consists of an electro-cell unit, 36" by 68" tall Tank 1 for clarification and foam removal, pH adjustment in Tank 1, 36" by 68" tall Tank 2 for settling, 36" by 68" tall clean water Tank 3 and an off-line ozone unit. The ozonated water is pumped back to the influent point to Tank 1. Effluent from Tank 3 is pumped to an 85 gallon pressure tank for reuse. The treatment system operates at approximately six to eight gpm. The design flow of the system is under 0.010 MGD

IN ACCORDANCE WITH: The limitations, monitoring requirements and other conditions as set forth in Part I through Part VIII on pages 2 through 9 of this permit.



LAKE COUNTY SCHOOLS

Superintendent:
Anna P. Cowin

School Board Members:
District 1
Larry Metz
District 2
Scott Strong
District 3
Cindy Barrow
District 4
Jimmy Conner
District 5
Kyleen Fischer

Leading our Children to Success

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 343-0198 · www.lake.k12.fl.us

August 14, 2007

Mr. R. Wayne Bennett, Planning Director
Department of Growth Management
Lake County
Post Office Box 7800
Tavares, Florida 32778

RE: Lake Smith Shores, #2007070013, Preliminary Subdivision Plan

Dear Mr. Bennett:

Lake County is currently reviewing a Preliminary Subdivision Plan with respect to the subject development. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with County Staff's Report. The School Board of Lake County Florida believes this development will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of May 24, 2007, and student generation rates from the Impact Fee Study.

The proposed Preliminary Subdivision Plan has the potential to add five new single-family dwelling units that will contribute two new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by this proposed development and their current permanent capacity status are as follows:

- | | |
|------------------------------|-------------------|
| • Umatilla Elementary School | 18% Over Capacity |
| • Umatilla Middle School | 6% Over Capacity |
| • Umatilla High School | 9% Under Capacity |

Attached please find a copy of the one-page District Growth Impact Report which indicates the potential impact of this proposed development on the public schools which currently serve the area under consideration. Should you have any questions or need additional information feel free to contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

REVIEWING AUTHORITY
DATE
NAME / CASE NUMBER
OWNER / DEVELOPER
ITEM DESCRIPTION

Lake County Development Review Staff
 8/14/2007
 Lake Smith Shores, Project #2007070013
 John Dunkin/Dunkin Construction & Development, Inc.
 Submittal of a preliminary subdivision plan application requesting
 a five-lot subdivision on 4.23 acres.

DENSITY
LOCATION

2 dwelling units/1 acre
 Section 26, Township 18S, Range 26E
 Located north of Whistling Pines Road and east of U.S. 19

CURRENT FUTURE LAND
USE
CURRENT ZONING

Urban Expansion (4 dwelling units/1 acre)
 Urban Residential District (R-6)

NEW DU IMPACT

SF-DU	MF-DU	Mobile	SF Impacts	Dwelling Units
			5	
0.410	0.254	0.145	2	
0.186	0.131	0.065	1	
0.100	0.057	0.036	1	
0.124	0.066	0.044	1	

STUDENT GENERATION

Elementary School
 Middle School
 High School

SCHOOL NAME

Student Enrollment 5/24/2007	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
798	679	118%	799	118%
753	711	106%	754	106%
842	923	91%	843	91%

**2007-2008 Enrollment to Capacity Analysis, Lake County School District,
 March 2, 2007, Working Draft*

BUS ACCESS

Contact the Lake County School District Transportation
 Department at (352) 253-6740 for bus availability.

SIDEWALKS

Sidewalks are recommended.

STUDENT SAFETY

At least one safely-located pick-up/drop-off area is recommended.

COMMENTS

This proposed development action will adversely impact area
 schools that are already over or nearly over capacity.

To address the need for additional permanent capacity in this area
 of the county, the District has planned and budgeted for an
 addition at Umatilla Middle School, which is scheduled to open in
 2010 with an estimated permanent capacity of 1,097. In addition,
 the District has scheduled to open an addition at Umatilla High
 School in 2011, which will increase the permanent capacity to
 approximately 1,176.

Prepared By:

Dawn McDonald, Senior Planner, LCS

Date:

8/14/2007